

156.0

0002

0014.0

Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

624,200 / 624,200

USE VALUE:

624,200 / 624,200

ASSESSED:

624,200 / 624,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
252		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ERTSOS HELEN/LIFE ESTATE

Owner 2:

Owner 3:

Street 1: 252 WACHUSETT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: ERTSOS HELEN -

Owner 2: -

Street 1: 252 WACHUSETT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Vinyl Exterior and 1232 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4803	Sq. Ft.	Site			0	70.	1.17	7									394,862						394,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4803.000	225,500	3,800	394,900	624,200		103694
							GIS Ref
							GIS Ref
							Insp Date
							06/11/18


Patriot Properties Inc.
 USER DEFINED

Prior Id # 1:	103694
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	14:09:36
LAST REV Date	Time
10/10/19	13:35:32
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	225,500	3800	4,803.	394,900	624,200		Year end	12/23/2021
2021	101	FV	219,000	3800	4,803.	394,900	617,700		Year End Roll	12/10/2020
2020	101	FV	219,100	3800	4,803.	394,900	617,800	617,800	Year End Roll	12/18/2019
2019	101	FV	189,600	3800	4,803.	394,900	588,300	588,300	Year End Roll	1/3/2019
2018	101	FV	195,700	3800	4,803.	332,800	532,300	532,300	Year End Roll	12/20/2017
2017	101	FV	195,700	3800	4,803.	304,600	504,100	504,100	Year End Roll	1/3/2017
2016	101	FV	195,700	3800	4,803.	259,500	459,000	459,000	Year End	1/4/2016
2015	101	FV	185,000	3800	4,803.	225,600	414,400	414,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ERTSOS HELEN,	73301-466	1	9/18/2019	Convenience		1	No	No	Theohares J Ertos named remainder
	12700-491		9/16/1974		31,000	31,000	No	No	John Ertos dod 12/11/2006

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2018	Meas/Inspect	BS	Barbara S
10/21/2008	Meas/Inspect	189	PATRIOT
1/20/2000	Inspected	263	PATRIOT
11/24/1999	Measured	268	PATRIOT
7/17/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

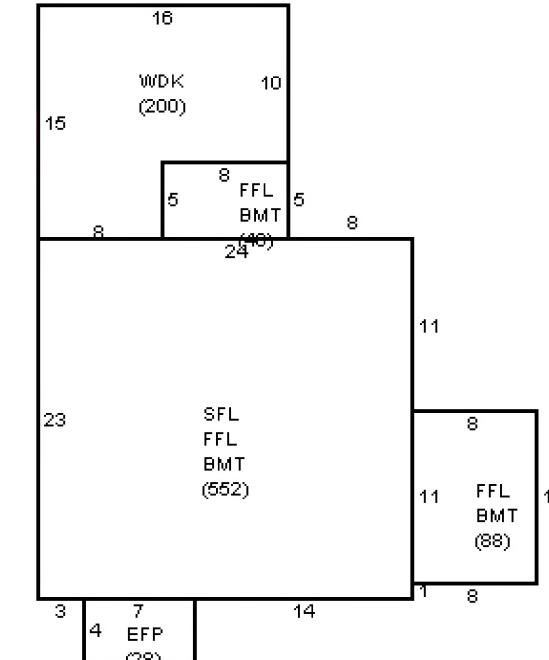
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

SCUTTLE. OF=BMT SINK.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1938
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****override**

AV - Average

%

%

%

%

Total:

31 %

CALC SUMMARY

Basic \$ / SQ: 130.00

Size Adj.: 1.35000002

Const Adj.: 0.97515047

Adj \$ / SQ: 171.139

Other Features: 77000

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 326883

Depreciation: 101334

Depreciated Total: 225549

REMODELING**RES BREAKDOWN****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****No Unit****RMS****BRS****FL****1****7****3****M****Totals****1****7****3****COMPARABLE SALES****Rate****Parcel ID****Typ****Date****Sale Price****WtAv\$/SQ:****AvRate:****Ind.Val****Juris. Factor:****Before Depr:****171.14****Special Features:****0****Val/Su Net:****105.37****Final Total:****225500****Val/Su SzAd:****183.04****SUB AREA****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	680	51.340	34,912					
FFL	First Floor	680	171.140	116,374					
SFL	Second Floor	552	171.140	94,469					
WDK	Deck	200	10.730	2,145					
EFP	Enclos Porch	28	70.800	1,982					
					Net Sketched Area:	2,140	Total:	249,882	
					Size Ad	1232	Gross Area	2140	FinArea
									1232

IMAGE**MOBILE HOME**

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	PARCEL ID
3	Garage	D	Y	1	13X20	A	AV	1940	24.62	T	40	101			3,800			3,800	156.0-0002-0014.0

More: N

Total Yard Items:

3,800

Total Special Features:

Total:

3,800

AssessPro Patriot Properties, Inc